



## **110 Heather Road, Binley Woods, Coventry, CV3 2DB**

Asking Price £450,000



**FIVE BEDROOM SEMI-DETACHED  
OPEN PLAN KITCHEN/DINER  
LOUNGE  
DOWNSTAIRS WC  
FAMILY BATHROOM  
MASTER BEDROOM WITH EN-SUITE  
SPACIOUS REAR GARDEN  
DECKED AREA TO REAR GARDEN  
DRIVEWAY WITH SIDE ACCESS  
UPVC DOUBLE GLAZED AND CENTRALLY HEATED**

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto:enquiries@alternativeestates.co.uk)

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

**Composite door to:**

**Hallway**

With stairs off to the first floor, doors to dining room, lounge, cloakroom, utility room, large walk in store room, central heating radiator, tiled floor, UPVC double glazed window to the side.

**Cloakroom**

UPVC double glazed window to the side, wall mounted hand wash basin, Low level WC, Cupboard housing boiler.

**Lounge**

3.62m (11' 11") x 3.51m (11' 6")

UPVC double glazed window to the front, decorative Central heating radiator, feature fireplace surrounding and striped floor boards.

**Utility**

1.7m (5' 7") x 2.58m (8' 6")

Central heating radiator, UPVC double glazed door to the side, tiled floor, fitted wall, basin and work tops over, 1 and a half bowl sink unit, plumbing space for automated washing machine and tumble dryer, Central heating radiator.

**Kitchen/Dining room**

Dining room 2.96m (9' 9") x 6.54m Kitchen 2.94m (9' 8") x 4.69m (15' 5")

Dining room - Central heating radiator, UPVC Double glazed french doors out to the rear garden, tiled floor. Kitchen - Large breakfast bar with marble work tops, 5x ring burner and extractor fan over, storage under, 2x built in ovens, ample wall, basin and marble work tops over, double Belfast sink, 2x UPVC double glazed window the side, UPVC double glazed French doors to the rear, tiled floor, integrated dishwasher and integrated fridge freezer.

**First floor**

Stairs off to the 2nd floor, 2x UPVC double glazed window to the side, central heating radiator.

**Bedroom One**

3.49m (11' 5") x 3.59m (11' 9")

UPVC Double glazed window to the front, central heating radiator.



110 Heather Road, Binley Woods, Coventry, CV3 2DB

**Bedroom Two**

2.96m (9' 9") x 3.46m (11' 4")

UPVC Double glazed window to the rear,  
central heating radiator.



**Bedroom Three**

2.91m (9' 7") x 2.57m (8' 5")

UPVC Double glazed window to the rear,  
central heating radiator.

**Bedroom Four**

2.0m (6' 7") x 1.93m (6' 4")

UPVC Double glazed window to the front,  
central heating radiator.



**Bathroom**

Low Level WC, sink unit, walk in shower, bath,  
UPVC Double glazed window to the side,  
heated towel rail.

**Landing On Second Floor**

UPVC Double glazed window to the side, doors  
to shower room and Bedroom 5.

**Bedroom Five**

2.99m (9' 10") x 4.30m (14' 1")

UPVC Double glazed window to the rear, 2x  
velux windows to the front, central heating  
radiator, space into eares.



**Shower room**

Double shower cubicle, vanity sink unit, low  
level WC, UPVC Double glazed window to the  
rear, tiled floor, heated chrome towel rail.

**Front**

Block paved drive with ample parking, mature  
bushes and shrubs, faced to side, double gates  
to side drive.

**Rear**

Good size decking area - fenced to both sides,  
laid to lawn, further decking area to rear, mature  
bushes and shrubs.



### Agents Notes

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

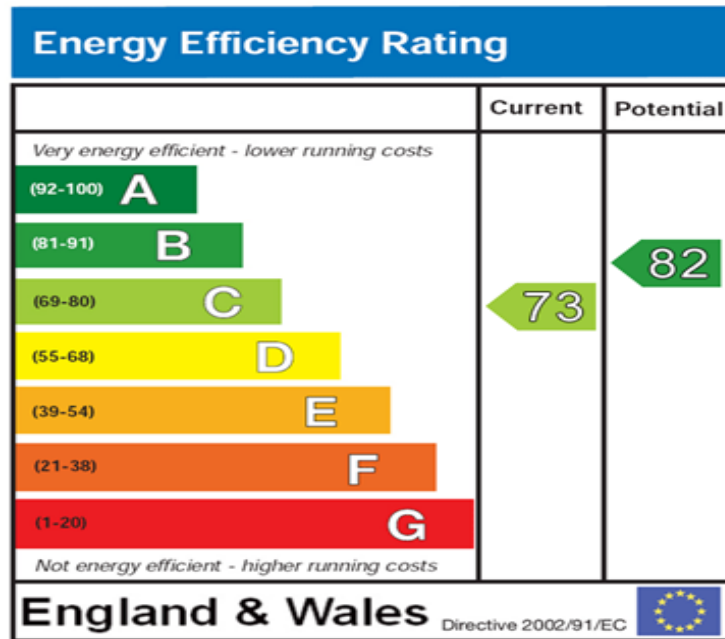
### Tenure - Freehold

We understand the property is Freehold but Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



110 Heather Road, Binley Woods, Coventry, CV3 2DB





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

110 Heather Road, Binley Woods, Coventry, CV3 2DB



**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.